

SNAPSHOT of HOME Program Performance--As of 03/31/10
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Montana**

PJ's Total HOME Allocation Received: **\$73,970,543**

PJ Since (FY): **1992**

| Category | PJ | National Average | National Rank* |
|---|----------|------------------|--------------------|
| Program Progress: | | | |
| % of Funds Committed | 93.98 % | 91.11 % | 18 |
| % of Funds Disbursed | 91.32 % | 84.92 % | 9 |
| Leveraging Ratio for Rental Activities | 3.32 | 4.31 | 32 |
| % of Completed Rental Disbursements to All Rental Commitments** | 93.18 % | 94.18 % | 42 |
| % of Completed CHDO Disbursements to All CHDO Reservations** | 84.1 % | 81.43 % | 25 |
| Low-Income Benefit: | | | |
| % of 0-50% AMI Renters to All Renters | 89.98 % | 80.52 % | 8 |
| % of 0-30% AMI Renters to All Renters** | 55.9 % | 37.53 % | 4 |
| Lease-Up: | | | |
| % of Occupied Rental Units to All Completed Rental Units** | 99.76 % | 98.95 % | 27 |
| Overall Ranking: | | | 9 / 51 PJs |
| HOME Cost Per Unit and Number of Completed Units: | | | |
| Rental Unit | \$19,400 | \$28,299 | 1,238 Units 31.5 % |
| Homebuyer Unit | \$16,594 | \$13,291 | 1,333 Units 33.9 % |
| Homeowner-Rehab Unit | \$13,934 | \$20,609 | 655 Units 16.6 % |
| TBRA Unit | \$2,224 | \$3,060 | 708 Units 18 % |

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montana MT

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| PJ: | \$75,334 | \$96,180 | \$15,003 |
| State:* | \$79,668 | \$92,067 | \$15,009 |
| National:** | \$96,090 | \$75,663 | \$23,585 |

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.85

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| White: | 88.7 | 91.7 | 95.1 | 0.0 |
| Black/African American: | 1.2 | 0.5 | 0.5 | 0.0 |
| Asian: | 0.1 | 0.4 | 0.3 | 0.0 |
| American Indian/Alaska Native: | 7.1 | 2.4 | 2.6 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.1 | 0.2 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.7 | 1.1 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.2 | 0.2 | 0.0 |
| Black/African American and White: | 0.2 | 0.1 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.2 | 0.2 | 0.0 | 0.0 |
| Other Multi Racial: | 0.3 | 0.4 | 0.2 | 0.0 |
| Asian/Pacific Islander: | 0.1 | 0.7 | 0.3 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 1.3 | 2.4 | 0.9 | 0.0 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 71.6 | 26.8 | 49.5 | 0.0 |
| 2 Persons: | 16.6 | 23.1 | 28.1 | 0.0 |
| 3 Persons: | 6.2 | 23.6 | 9.5 | 0.0 |
| 4 Persons: | 3.6 | 15.4 | 7.5 | 0.0 |
| 5 Persons: | 1.4 | 6.9 | 3.5 | 0.0 |
| 6 Persons: | 0.5 | 3.1 | 1.5 | 0.0 |
| 7 Persons: | 0.1 | 0.8 | 0.2 | 0.0 |
| 8 or more Persons: | 0.0 | 0.4 | 0.3 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 29.6 | 27.0 | 15.1 | 0.0 |
| Elderly: | 45.7 | 3.7 | 54.2 | 0.0 |
| Related/Single Parent: | 13.6 | 33.4 | 11.9 | 0.0 |
| Related/Two Parent: | 4.5 | 30.4 | 15.4 | 0.0 |
| Other: | 5.7 | 4.7 | 2.6 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 31.9 | 0.5 [#] |
| HOME TBRA: | 1.2 | |
| Other: | 23.1 | |
| No Assistance: | 43.8 | |

of Section 504 Compliant Units / Completed Units Since 2001 345

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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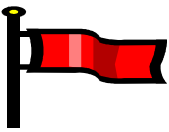


— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montana State: MT

Summary: 1 / Of the 5 Indicators are Red Flags

Overall Rank: 9

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 93.49% | 93.18 |  |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 75.11% | 84.1 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 89.98 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 98.70% | 99.76 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 2.890 | 1.44 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

— HOME PROGRAM —
OVERALL RANKING - 3Q03 to 4Q09

State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montana

